Spectacular Estuary & Harbour Views
Second Floor Waterside Apartment
Two Double Bedrooms with Master En-Suite
Split Level Open Plan Living Space
Fitted Kitchen with Integral Appliances
Lift Access & Parking Space
Prime Location

A beautiful two bedroom waterside apartment occupying a fabulous position right on the quayside, enjoying stunning views across the harbour & Estuary towards Rock & beyond.

For further information about this property please visit our office or call us on

01841 532555

11 Waters Edge, Padstow
£650,000
11 Waters Edge is a superb second floor apartment occupying an enviable position in the exclusive Waters Edge development of just 16 properties which rarely come to market. As the name implies, the property is right on the edge of the water enjoying the most spectacular and uninterrupted views across the Estuary towards Rock, the harbour and out to sea which are and will always be, uninterrupted. Ideally placed for easy access to the shops, eateries and amenities of Padstow, the private gated location allows a high degree of privacy away from the public view. 11 Waters Edge has to be viewed internally to be fully appreciated, with a “wow” factor as you step onto the balcony to take in the views.

The attractive exposed stone front entrance opens into split level living accommodation with smart wooden flooring flowing throughout and attractive painted balustrades adding definition to each area. Being split level, the accommodation is designed to make the most of the views so it is possible to walk from the spacious and well equipped kitchen down three steps to the dining area before three more steps down to the living area. The kitchen has an extensive range of base and wall units, including open display units and wine storage, integrated appliances and plumbing for a washing machine. Transitioning down through the dining area, where there is plenty of space for a dining suite, steps take you into the lounge area. The views can be enjoyed at all levels from front to back and the living area has an open aspect with high ceiling and feature beam. Double glazed sliding patio doors giving access to the glass fronted balcony allowing uninterrupted views across the harbour and Estuary.

From the entrance hall there is access to the second bedroom which has a wall of built in wardrobes and shelving and a front aspect with views of the communal garden and stile fields. Back in the hall, steps lead down to the lobby area with airing cupboard and shower room. The white suite consists of a glass shower enclosure, wash hand basin and low level WC with half height tiled walls. The main bedroom is served by a third bedroom, wall of built in wardrobes and shelves and an attractively painted balustrade adding definition to each area. Being split level, it is possible to walk from the spacious and well equipped kitchen down three steps to the dining area before three more steps down to the living area. The kitchen has an extensive range of base and wall units, including open display units and wine storage, integrated appliances and plumbing for a washing machine.

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The property is sold on a Leasehold basis. The apartment is double glazed throughout and services to the property include mains water, electricity, gas and drainage.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth’s Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trewose. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 11 Waters Edge, drive into the heart of Padstow and follow the one way system round to the quayside. Drive round the harbour passing our office and the Shipwrights public house before forking off towards the outer harbour and North Quay Parade. The entrance to the car park for Waters Edge is at the end of the road, to the left hand side. The postcode for satellite navigation is PL28 8AF.

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For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.